Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215** **File: 241149393**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 6th day of December, 2024 Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC SEZEN YILMAZ DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2025

QUITCLAIM DEED

Address New Owner: Lipscomb University One University Park Dr Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 117-16-0-138.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ronald A. Hunter and Barbara M. Hunter, Trustees of The Barbara & Ronald Hunter Living Trust, established by The Revocable Trust Agreement of Ronald A. Hunter and Barbara M. Hunter dated January 25, 2018,** hereinafter referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **Lipscomb University**, its successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1:
Land in Davidson County, Tennessee, being Lots Nos. 31 and the easterly 42 feet of Lot No. 32 on the Map of S.F. and C.D Morrow's Subdivision of Lots Nos. 38, 39 and 37 in McNairy's Subdivision, as of record in Book 332, page 86, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 31 and the easterly 42 feet of Lot No. 32 adjoin and together front 92 feet on the southerly side of Morrow Street, and run back between parallel lines 211 feet, more or less, to the center of an alley.

Tract 2:
Land in Davidson County, Tennessee, being the westerly 8 feet of Lot No. 32 on the Map of S.F. and C.D. Morrow's Subdivision of Lots Nos. 38, 39 and 37 in McNairy's Subdivision, as of record in Book 332, page 86, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 32 fronts 8 feet on the southerly side of Morrow Avenue and runs back between parallel lines 210 5 feet, more or less, to the center of an alley.

Karen Johnson Davidson County
Batch # 1213713 DEEDQC
12/10/2024 10 43 20 AM 2 pgs
Fees $12 00 Taxes $0 00
20241210-0095762

Being the same property conveyed to RONALD A. HUNTER, by deed from JOSEPH W. GIBBS, EXECUTOR OF THE ESTATE OF MARK HOWARD ANDERSON, of record in Instrument No. 20131007-0105100, dated October 4, 2013, said Register's Office.

Being the same property conveyed to RONALD A. HUNTER AND BARBARA M HUNTER, TRUSTEES OF THE BARBARA & RONALD HUNTER LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF RONALD A HUNTER AND BARBARA M. HUNTER DATED JANUARY 25, 2018, by deed from RONALD A HUNTER, of record in Instrument No. 20180131-0009912, dated January 25, 2018, said Register's Office.

This is property known as 1113 Morrow Avenue, Nashville, TN 37204.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of December, 2024

The Barbara & Ronald Hunter Living Trust, established by The Revocable Trust Agreement of Ronald A. Hunter and Barbara M. Hunter dated January 25, 2018

Ronald A. Hunter

By: Ronald A. Hunter, Trustee

Barbara M. Hunter

By Barbara M Hunter, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald A. Hunter and Barbara M. Hunter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Barbara & Ronald Hunter Living Trust, established by The Revocable Trust Agreement of Ronald A. Hunter and Barbara M. Hunter dated January 25, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand and official seal at office, this 6th day of December, 2024

Notary Public

My Commission Expires _____

